

City of Reading Zoning Hearing Board Meeting
PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting
Wednesday, September 10, 2008 @ 5:30 PM

NEW APPEALS

1. 701 N 8th St. (Appeal 2008-29)

Hear the appeal of Alan Shuman/Robert George Schwartz, representative of Super Suds Mgt., for Variance under §27-809 use of self serve Laundromat limited to 2,000 SF, applicant requests the size allowed to equal 6,000 SF. Property is currently owned by Shuman Development Co and was previously heard by the Zoning Hearing Board for the construction of the lot. Currently the lot is vacant and incorporates a parking lot.

2. 903 N 8th St. (Appeal 2008- 30)

Hear the appeal of Yvette Acevedo and Acme Structure II, LP for Use Variance under §27-809 and §27-1202.4 Day Care Facilities not permitted use in the C-N (commercial-neighborhood) zoning district. Applicant proposes use of a portion of the first floor for children daycare center; employing at least 10 individuals, hours of operation from 6 AM to 6 PM, 7 days per week. Off street parking is available. The property was previously used for outlet retail.

3. 412 Pansy St. (Appeal 2008 - 31)

Hear the appeal of the Reading School District under Special Exception and Variance as follows:

§27-803 Special Exception required for public playground

§27-803 Variance required for front yard setback requiring 40'; plan provides for 6' requesting variance of 34';

§27-803 Variance required for rear yard setback requiring 40'; plan allows for 5', variance requested is 35';

§27-803 Variance required for minimum lot size: lot is 16,092 SF and ordinance requires 25,000 SF (minimum);

§27-902 Variance requested: limit one principle use: plan proposes public playground to also act as parking lot for 24 parking spaces;

§27-1008 Variance requested for "off-premises" parking area for the 18th Ward Democratic Club:

§27-1202.5.B (3) Variance requested for driveway within 50 feet of intersection of Grace and Hawthorne Streets;

§27-1602.4: Plan must adhere to Parking site design further elaborated in §27-1602 which requires review by Department of Public works and Planning commission.

The applicant proposes to develop an existing vacant lot (Zoning district R-2) owned by the 18th Ward Democratic Club of Reading as a parking lot/public playground area.

4. 200 N 8th St. (Appeal 2008-32)

Hear the appeal of the Reading School District under Variance as follows:

§27-811 and 27-1202.5 Variance required for Elementary School use in the M-C zoning district;

§27-1202.5.B(3) Variance request "*No driveway shall open onto a public street within 50' of an intersection of two public streets*" as proposed for N.8th and Elm Streets;

§27-1503.2.B Variance requested to allow continued use of existing 36' wide driveway providing access from Walnut Street;

§27-1602.9 Variance requested to allow parking in the required front yard setback of 25', applicant proposes encroachment into the setback by 5'.

The proposed parking and driveway design will require additional review by the Planning Commission and the Department of Public Works.

The property is currently owned and operated by Hershey Foods.

5. 240 W Spring St. (Appeal 2008-33)

Hear the appeal of the Reading School District under Special Exception and Variance as follows:

§27-804 Special exception required for public school in the R-3 zoning district; (maximum lot coverage is a concern in this appeal)

§27-1202.5 Special exception required for educational facilities and required off street parking;

§27-1202.5.B(3) Variance requested to allow driveway within 50' of intersections: Ritter and West Spring St; and Eckert and West Windsor street.

§27-1602 Parking and loading requirements shall adhere to the design standards and will require additional review by the Department of Public Works and the City Planning Commission.

The applicant intends to combine the two vacant lots into one parcel through the Planning Commission. The property is currently vacant and services recreation fields.

DECISIONS TO BE RENDERED:

1. **622 Pine St. (Appeal 2008-26)** Tanya D. Allen applicant to operate a Day Care center
2. **135 Greenwich St. (Appeal 2008-27)** Jahaira Marin (owner and applicant) to return abandoned store front in R-3 zoning district back to commercial use as a notary service and insurance office
3. **600 Museum Rd (Appeal 2008-28) Note Parcel address is 1201 S. Parkside Dr.** Peter Poncheri, applicant on behalf of the Foundation for the Reading Public Museum for Variance for signs.